



Delegated Report

Approval of Details Application

Planning Application No: 20250966

Location: Land At Market Square And Horn Yard Car Parks, New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of conditions 31 attached to planning permission reference number 20200343 relating to a management plan to ensure the long-term management and maintenance of all public realm and other areas with public amenity function within the ownership and/or management.

Applicant: Reef Group

Submitted Documents/Plans

Planning Application Form;
The Charter Management Plan – Touchstone (September 2025); and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works	Permission	21.12.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the

NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Consultations, Publicity and Representations

Consultees

Internal

GBC - Environmental Protection Team

This doesn't really fall within Environmental Protection's remit. However, the information regarding lighting has been reviewed and seems satisfactory.

GBC – Housing Operations

No comments received.

Officer's Analysis

Condition 31 – Management Plan

31 Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a management plan to ensure the long-term management and maintenance of all public realm and other areas with public amenity function within the ownership and/or management of the applicant shall be submitted to and approved, in writing, by the Local Planning Authority. The said management plan shall contain details of a mechanism to ensure that sufficient resources are made available to provide for the maintenance of the public realm in accordance with the approved strategy for the lifetime of the development. For the avoidance of doubt the said management plan shall include details of the maintenance regime to be applied in relation to:

- (a) Hard and soft landscaping;
- (b) The maintenance of the surface water drainage systems;
- (c) Public car parking areas and external lighting;
- (d) The cleansing of public areas (including the removal of litter and graffiti); and
- (e) All internal and external internal communal spaces.

The approved management plan shall then be implemented in full prior to any part of the permitted development being occupied or used.

Reason To secure measures for the long term management and maintenance of the public areas to ensure the development is of a satisfactorily high design standard during its lifetime and in accordance with adopted Local Plan Core Strategy Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

The following information has been submitted to discharge condition 13(b)

- Planning Application Form;
- The Charter Management Plan – Touchstone (September 2025); and
- Covering Letter.

Gravesham Environmental Protection Team have reviewed the above information and confirmed the lighting is acceptable.

The submitted Management Plan includes details of the maintenance regime to include hard and soft landscaping, the maintenance of the surface water drainage systems, public car parking and external lighting, the cleaning and removal of litter and graffiti and communal spaces. The submitted information addresses the wording of the condition.

In summary sufficient information has been submitted to discharge condition 31 and no conflict with local or national planning policy.

Conclusion

It is considered that sufficient information has been submitted in order for Conditions 31 attached to planning permission reference 20200343 to be discharged. Condition 31 Parts a and b are now fully complied with and discharged.

Recommendation

Approval of details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	19 th November 2025	Dated:	19th November 2025